168.0	0005	0017.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	720,900 / 720,900
					USE VALUE:	720,900 / 720,900
					ASSESSED:	720,900 / 720,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARTIN ROBERT C & MARILYN
Owner 2:	
Owner 3:	
Street 1:	164 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1964, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6060.000	299,600		421,300	720,900
Total Card	0.139	299,600		421,300	720,900
Total Parcel	0.139	299,600		421,300	720,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 417.19 | /Parcel: 417.19

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111408
GIS Ref
GIS Ref
Insp Date 08/02/18

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0005-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	299,600	0	6,060.	421,300	720,900		Year end	12/23/2021
2021	101	FV	291,200	0	6,060.	421,300	712,500		Year End Roll	12/10/2020
2020	101	FV	291,200	0	6,060.	421,300	712,500	712,500	Year End Roll	12/18/2019
2019	101	FV	219,000	0	6,060.	421,300	640,300	640,300	Year End Roll	1/3/2019
2018	101	FV	214,500	0	6,060.	355,100	569,600	569,600	Year End Roll	12/20/2017
2017	101	FV	214,500	0	6,060.	325,000	539,500	539,500	Year End Roll	1/3/2017
2016	101	FV	214,500	0	6,060.	276,800	491,300	491,300	Year End	1/4/2016
2015	101	FV	210,900	0	6,060.	240,700	451,600	451,600	Year End Roll	12/11/2014

!13011!

PRINT

Date	Time
12/30/21	15:58:55

LAST REV

Date	Time
08/30/18	12:02:06
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13011

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10723-77		12/29/1964			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	Meas/Inspect	BS	Barbara S
11/12/2008	Measured	189	PATRIOT
12/13/1999	Meas/Inspect	264	PATRIOT
7/26/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111408
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6060		Sq. Ft.	Site		0	70.	0.99	7									421,260						421,300	

Total AC/HA:	0.13912	Total SF/SM:	6060	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,260	Spl Credit		Total:	421,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.25763893
Const Adj.:	0.98990101
Adj $ / SQ:	174.291
Other Features:	88000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434196
Depreciation:	134601
Depreciated Total:	299595

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

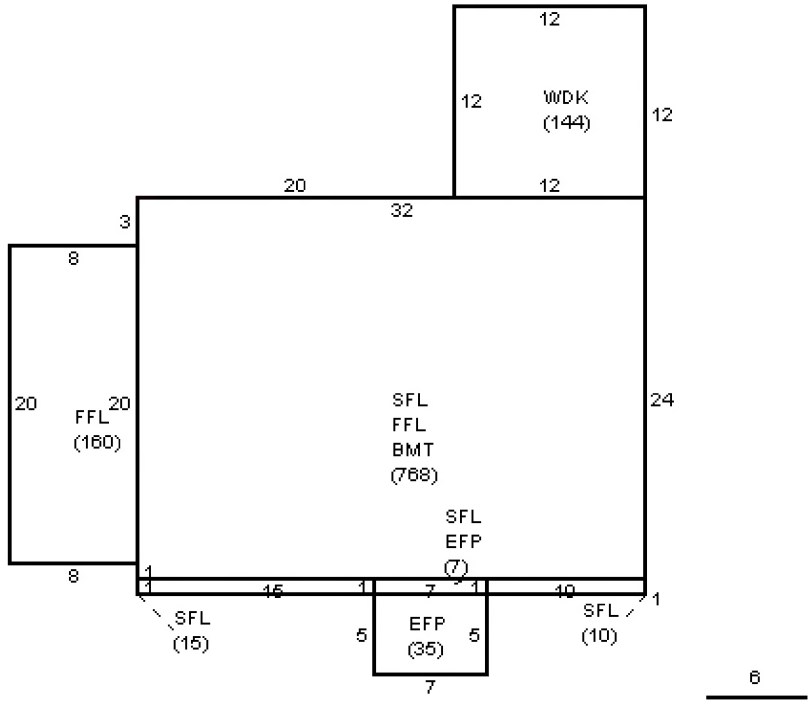
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.29
Special Features:	0	Val/Su Net:	111.71
Final Total:	299600	Val/Su SzAd	173.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	928	174.290	161,742
SFL	Second Floor	800	174.290	139,433
BMT	Basement	768	52.290	40,157
WDK	Deck	144	12.810	1,845
EFP	Enclos Porch	42	71.870	3,018

Net Sketched Area:	2,682			Total:	346,195
Size Ad	1728	Gross Area	2682	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0005-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc